



Shelton Avenue
Hucknall Nottingham

burchell
edwards

Shelton Avenue Hucknall Nottingham NG15 7QA

for sale offers over
£165,000



Property Description

The accommodation comprises an entrance hall, a spacious and welcoming lounge, and a fitted kitchen with access to the rear of the property. To the first floor are two well-proportioned bedrooms served by a family bathroom fitted with a three-piece suite.

Externally, the property benefits from a driveway providing off-road parking and a garage, offering excellent storage or additional parking options. The rear garden provides a pleasant outdoor space for relaxing and entertaining.



Kitchen

Accessed via UPVC door to the front with window to the front elevation, wall and base units with work surfaces over, inset sink and drainer with mixer tap, space and plumbing for washing machine, integrated electric oven, gas hob with extractor over, space for a fridge freezer, a radiator, breakfast bar and door leading into the lounge.

Lounge

Having window to the rear elevation, gas fire, door to the rear leading out to the garden and stairs off to the first floor.

First Floor

Bedroom One

Having window to the rear elevation and a radiator.

Bedroom Two

Having window to the front elevation and a radiator.

Bathroom

Having P-shaped bath with electric shower over, pedestal wash hand basin, low level W.C, and obscured window to the front elevation.

Outside

To the front the property is laid to lawn.

To the rear the garden is fully enclosed which is mainly laid to lawn. there is also a shared driveway leading to the garage with up and over door.

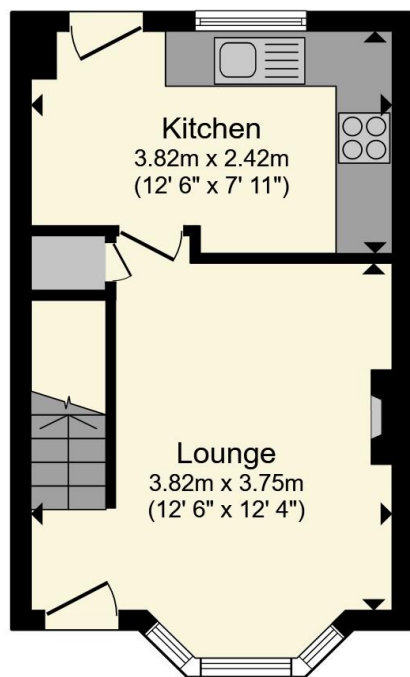
Agent Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

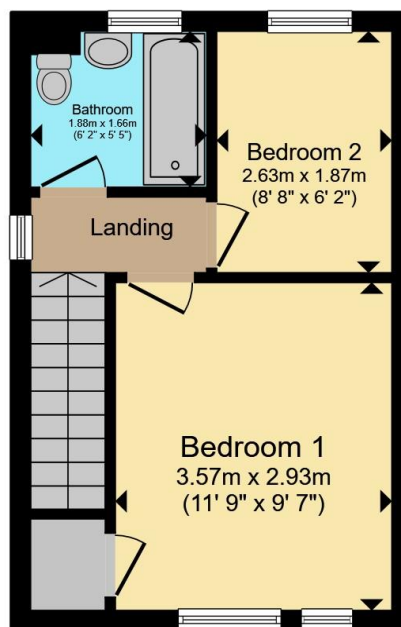




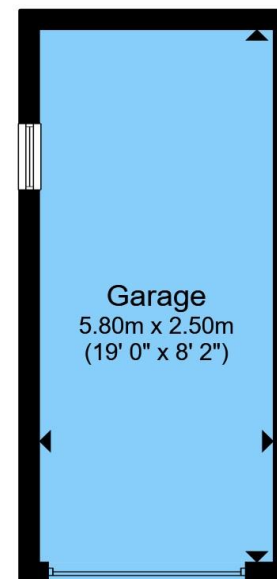




Ground Floor



First Floor



Garage

Total floor area 63.9 m² (687 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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64 High Street Hucknall
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/HUK105176



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